



City of Loma Linda Official Report

Floyd Petersen, Mayor
Stan Brauer, Mayor pro tempore
Robert Christman, Councilmember
Robert Ziprick, Councilmember
Charles Umeda, Councilmember

COUNCIL AGENDA: June 13, 2006

TO: City Council

VIA: Dennis R. Halloway, City Manager *[Signature]*

FROM: T. Jarb Thaipejr, Public Works Director/City Engineer *T.J.T.*

SUBJECT: Acceptance of Tract 16341, Ryland Homes (Mission Trails), Off-Site Improvements and Release of Bonds

RECOMMENDATION:

It is recommended that the City Council accept the off-site improvements for continued maintenance, authorize the City Clerk to release the Faithful Performance Bond and Labor and Materials Bond and authorize the City Clerk to release the Maintenance Bond one year from the date of acceptance of the improvements.

BACKGROUND:

This tract, located east of the Southern California Edison Easement and south of Mission Road, consists of 196 single-family residential lots. The developer, Ryland Homes, has completed the off-site improvements for the tract. These improvements include water and sewer pipelines, storm drains and street improvements. A request has been made to accept the improvements for continued maintenance by the City and to release the Faithful Performance and Labor and Materials Bonds.

ANALYSIS:

The off-site improvements have been completed and reviewed. Staff is satisfied that the improvements are ready to be accepted for continued maintenance by the City. The Developer will be required to post a maintenance bond of 10% for one year to guarantee the installed improvements.

FINANCIAL:

The new infrastructure will be added to the City inventory. City services will be provided.